

Commitment Number: 2006398
Seller's Loan Number: 667255

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12-6-23-0-000-006.003

SPECIAL/LIMITED WARRANTY DEED

Mortgage Amount 166,500.00

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$185,000.00 (One Hundred and Eighty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Jacob Tubbs**, hereinafter grantee, whose tax mailing address is **147 Suggs Dr., Helena, AL 35080**, the following real property:

**unmarried*

~~All that certain parcel of land situated in the County of Shelby, State of Tennessee, being known and designated as follows:~~ A parcel of land lying in the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama being more particularly described as follows: Commence at the Southwest corner of said 1/4 1/4 Section 23, Township 20 South, Range 4 West, Shelby County, Alabama; thence run East along the South line of said 1/4 1/4 for a distance of 847.02 feet to the POINT OF BEGINNING; thence continue along said line for a distance of 490.00 feet to a point; thence deflect an angle left of 89°13'40" and run North for a distance of 205.34 feet to a point; thence deflect an angle left of 74°36'37" and run Northwest for a distance of 205.00 feet to a point; thence deflect an angle left of 57°44'01" and run Southwest for a distance of 395.48 feet. to the POINT OF BEGINNING. Also a 15 foot easement for ingress and egress described as follows: Commence at the Southwest corner of said 1/4 1/4 Section 23, Township 20 South, Range 4 West, Shelby County, Alabama; thence run West along said 1/4 1/4 line for a distance of 847.02 feet to a point; thence deflect 41°34'18" left and run a distance of 174.81 feet to the centerline of a 15.0 wide easement for Ingress and Egress; thence deflect 98°40'23" left and run 35.19 feet to a point; thence deflect 12°45'19" right and run 112.67 feet to a point; thence deflect 8°38'26" left

and run 47.28 feet to a point; thence deflect 10°20'44" left and run 21.83 feet to a point; thence deflect 22°24'19" left and run 33.10 feet to a point; thence deflect 17°05'51" left and run 114.22 feet to a point; thence deflect 45°25'3" left and run 34.77 feet to a point; thence deflect 22°13'31" right and run 22.13 feet to a point; thence deflect 85°38'26" right and run 36.29 feet to a point; thence deflect 19°42'10" right and run 48.96 feet to a point; thence deflect 12°47'05" left and run 57.92 feet to a point; thence deflect 17°58'33" left and run 80.94 feet to a point; thence deflect 10°44'24" right and run 66.44 feet to a point: thence deflect 8°30'34" left and run 26.96 feet to a point, said point lying on the South right of way of Shelby County Highway #93 having a 60.00 right of way and being the end of the 15.0 easement. Being the same property as conveyed from Cari P. Suggs to James L. Suggs, as described in Inst# 20090220000060460, Dated 02/12/2009, Recorded 02/20/2009 in SHELBY County Records. Property Address is: 147 Suggs Dr., Helena, AL 35080

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 200909150003517 ^{HA}



20100202000033360 2/3 \$35.50
Shelby Cnty Judge of Probate, AL
02/02/2010 02:50:29 PM FILED/CERT

Executed by the undersigned on November 13, 2009:

**Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,
DBA ServiceLink As Attorney-in-Fact**

By: Daniel J Katella
 Daniel J Katella
Its: Ass. Supt Vice President

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at
Document Number: Inst# 20080226000076640 (44)

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on Nov. 13, 2009 by
Daniel J. Katella its AVP on behalf of **Federal
Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink
As Attorney-in-Fact**, who is personally known to me or has produced Personally Known as
identification, and furthermore, the aforementioned person has acknowledged that his/her signature
was his/her free and voluntary act for the purposes set forth in this instrument.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

Kevin J Barker
Notary Public Kevin J Barker

Deed Tax : \$18.50

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati,
Ohio 45249 (513) 247-9605 Fax: (866) 611-0170



20100202000033360 3/3 \$35.50
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